

**MINUTES OF THE MEETING  
OF THE CITY OF CENTRAL FALLS ZONING BOARD OF REVIEW**  
Wednesday, July 1, 2015

**Call to Order**

The meeting was called to order at 6:00 p.m. by Chairman Kevin Marchand

**Roll Call**

Chairman Marchand, Kevin Kazarian, Alejandro Restrepo, Carlos Monzon, and Ann Peckham (alternate), present. Vice-Chairman Normand Deguilio, and Sidney Siegel (alternate), absent  
*Peter Friedrichs (Planning) and Nick Hemond (Legal) staffed the meeting.*

**Pledge of Allegiance**

**Approval of Minutes**

Chairman Marchand called for a motion to accept the minutes of the previous meeting of Wednesday, July 23, 2014.

A motion was made by Mr. Kazarian to accept the minutes. The motion was seconded by Ms. Peckham, and the vote unanimous.

**Public Hearing**

**Case #5-13-15-1**

Chairman Marchand made a motion to open the hearing, and the vote unanimous.

Jaime Yepes, in his capacity as owner, of La Milonga Bar, and Luis Perez, in his capacity as owner, of property located at 674 Dexter Street, Central Falls, RI , Assessor's Plat 8, Lot. No. 254 has filed an application for a dimensional variance pursuant to Article IV, Section 402.1(E) for an addition to the existing structure.

Mr. Yepes and Mr. Perez were sworn in by Mr. Hemond.

Mr. Yepes states he needs a dimensional variance to build addition to house his pool table, for which he has an entertainment license.

Mr. Perez affirms his support.

Rocio Carmona, property owner within the notification area, provides testimony in support.

Chairman Marchand called for a motion to close the hearing.

A motion was made by Ms. Peckham to close the hearing. The motion was seconded by Mr. Restrepo, and the vote unanimous.

**Discussion**

Chairman Marchand stated that after testimony from the applicant and other individuals, reviewing the application and taking into account the administrative recommendation, he would like to make a motion to grant the dimensional variance. He states that hardship is due to the unique characteristics of the land and structure, that the hardship is not the result of any prior action of the applicant, that the variance will not alter neighborhood

character or impair the intent of the comprehensive plan or zoning ordinance, that the relief is the least amount necessary, and that failure to grant the variance will cause more than a mere inconvenience, with no reasonable alternative to enjoy a legally permitted beneficial use of one's property and called for a motion to grant the dimensional variance.

A motion was made by Mr. Restrepo to grant the dimensional variance. The motion was seconded by Ms. Peckham.

A roll call vote was taken: Mr. Restrepo, Mr. Monzon, Ms. Peckham, Mr. Kazarian, Chairman Marchand: yes

The motion carries.

### **Adjournment**

Chairman Marchand made a motion to adjourn the meeting, the vote unanimous.

Meeting is adjourned at 6:29 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Peter Friedrichs", written in a cursive style.

Peter Friedrichs  
Principle Planner  
Department of Planning and Economic Development